

98-110 Carter St. (lot #38)

Date Issued **July 30, 1973**  
Portland Plumbing Inspector  
By **ERNOLD R GOODWIN**

App. First Insp.

Date

By

App. Final Insp.

Date

By

Type of Bldg.

- Commercial  
 Residential  
 Single  
 Multi Family  
 New Cons'ruccion  
 Remodel.ng

### PERMIT TO INSTALL PLUMBING

Address **106-108 Carter Street** PERMIT NUMBER **3189**

Installation For **1 fam.**

Owner of Bldg **Mr. Earl Christensen**

Owner's Address **same**

Plumber **Carl Matthews**

Date **July 30, 1973**

NEW	REPL		INO	FEE
		SINKS		
		BATH TUBS		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
<b>1</b>		HOUSE SEWERS		
		ROOF LEADERS	<b>1</b>	<b>2.00</b>
		AUTOMATIC WASHERS		
		DISH WASHERS		
		OTHER		

TOTAL **1** **2.00**

Building and Inspection Services Dept.: Plumbing Inspection

Lot 38 + Pt of Lot 39 Carter St - 10/27/72 - All

2-Story family dwelling

R1

98-110  
CHECK LIST AGAINST ZONING ORDINANCE

- Date - New
- Zone Location - R1
- Interior or corner lot -
- 40 ft. setback area (Section 21) - NO
- Use - Dwelling
- Sewage Disposal - O.K. - Septic tank
- Rear Yards - 46' 4"
- Side Yards - 54' 4" & 69'
- Front Yards - 30'
- Projections - Overhang, chimney, eaves
- Height - 2 Story
- Lot Area - 17,000 sq'
- Building Area - 3,400 sq' - Bldg. 1,093 sq'
- Area per Family -
- Width of Lot -
- Lot Frontage
- Off-street Parking -
- Loading bays -

170  
100  
17000  
20  
240000

46.5  
23.5  
23.25  
139.5  
930  
1092.75

FILED IN CASE NO. 98-110

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties  
Date Oct. 24, 1972  
Location Lot 38 & part of 39 Carter St Description dwelling  
Owner and Address Earl M. Christensen 98 Abby Lane  
Contractor and Address same  
Actual Area of Lot \_\_\_\_\_ Sq. Ft. Zone r1  
Area required by Zoning Ord. if sewer were available \_\_\_\_\_

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

  
Director of Building & Inspections

\*\*\*\*\*  
2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 5 minutes. On this basis area required by  
Zoning Ordinance is 9100 sq. feet.

Comments in event zoning appeal is filed: Ref to her for 3 Bed Room  
100 X 3 X 3 for permit  
checked in Percolation test 25.000 ft 6  
bed R.B. Brown

CHECK LIST FOR DWELLINGS

Location Lots 384 pt. of lot 29

Date Oct 27, 1972

Checked by: Allen

Letter	OK	Item	Comments
	0	Statement of design	Side & rear elevation
	✓	Foundation 16" - 16"	
	0	Dermer-check to see if structural ridge needed	Floor framing
		Daylight basement - if so framing	
	0	Second floor joists 2x	
	4	Ties needed	
	4	Sills - ?	
	4	Anchor bolts	
	4	Floor joists 2x8 - 16' o.c. - 12'	
	4	Bridging	
	4	Ceiling joists	
	4	Headers over garage door	
	4	Trimmers	
	4	Double joists under non-bearing partitions	
	4	Corner posts 4x4	
	4	Wide opening - exterior walls - interior walls	
	4	Nailers, double caps, etc.	
	4	Rafters - flat roof structural roof needed 2x12 - 16' o.c. - 12' span	
	4	Sole plate, collar beams, ridgeboard - roof covering - chimney - height above roof - how tied	
	4	Columns under girder	
	4	Girder - 2 - 2x10' - 12' on centers	$  \begin{array}{r}  50 \times 12 = 6000 \\  75 \times 12 = 900 \\  12 \times 10 = 240 \\  \hline  9525 \\  \times 12 \\  \hline  19050 \\  9525 \\  \hline  18430.00  \end{array}  $
	4	Overhang - framing Back & front - ?	
	4	<u>PORCHES</u> detail of porch	
		1. Foundation	
		2. Framing	
	0	Brick veneer - ties	
		<u>GARAGES</u>	
	4	1. Foundation	
	4	2. Separation between house & garage - ceiling	
	4	3. Threshold 4"	
	4	4. Solid core door - closer	
	4	5. Ties at plate level	
	4	6. Header over doors	
	0	<u>BREEZEWAY</u> - Framing - foundation, etc.	
		<u>HEAT</u> - location in basement - if fuel oil tank is located in garage - how protected	
		<u>FEE</u> - Framing over fireplace	
		Picture window	

$$\begin{array}{r}
 50 \times 12 = 6000 \\
 75 \times 12 = 900 \\
 12 \times 10 = 240 \\
 \hline
 9525 \\
 \times 12 \\
 \hline
 19050 \\
 9525 \\
 \hline
 18430.00
 \end{array}$$

9000 for  
 1,4750

$$\begin{array}{r}
 9525 \\
 \hline
 7620.00
 \end{array}$$

12' span  
 4, 7200

Yes	No	Has Zoning Been Checked
-----	----	-------------------------

Lots 38 and part 39 Carter Street

Oct. 30, 1972

Earle M. Christensen  
98 Abby Lane

Dear Mr. Christensen:

In checking your application to construct a 2-story frame dwelling 46'8" x 24' at the above named location we find we are unable to continue processing your permit until further information is provided as follows:

1. We have insufficient plans to check out this structure against the requirements of the Building Code.
2. We will need plans showing the side and rear elevation of this dwelling as well as the floor framing.
3. We will need plans of cross section showing such things as: collar beams, sills, anchor bolts, bridging, ceiling joists, trimmers, double joists on the non-bearing partition, how rafters will be supported on exterior walls.
4. We will need a framing plan of the fireplace.
5. We will need a framing plan of the front porch showing foundation, etc. *Jack studs - 4 x 12'*
6. What will the headers be over the garage doors? *4 x 12'*
7. The header over the picture window, on what span will this header be? *Jack studs - 4 x 12'*
8. What is the nailer on the girder that supports the floor joists? A made-up girder of three 2x10's, apparently which this is, does not figure out on either an 8 or 12' span. We will need to know how you will correct this.
9. The threshold to the garage needs to be at least 6" instead of the (4") shown on the plans. We will need to know what will be the separation on the roof of the garage separating the garage from the dwelling unit above, also what type of door will be provided between the rest of the basement and the garage, and will this be a self closer as required.

Very truly yours,

A. Allan Soule, Assistant Director

AASA:m

*solid core  
closer*

*OK  
5/8  
solid core*

*OK  
5/8  
solid core*

Earle Christensen

Page 2

11-2-72

OK 4. Your new plans show a box sill, which is allowable. Your old plan shows a sill resting on a foundation wall with only a 2-by member instead of the required solid 4-by inch sill that is needed.

OK 4. UK 4. What is the header over the sliding glass doors in the rear of this building, and what span?

OK 5. Are jack studs to be provided between the 3 small windows on each side in the rear? If not, we will need to know what the span will be and the header over these.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:m

Lots 38 and part 39 Carter Street

Nov. 2, 1972

Earle M. Christensen  
98 Abby Lane

Dear Mr. Christensen:

A further check of the new plans you have left here at this office for us to look at raises the following questions which we will need to have answered before this permit can be issued.

*1. okay*  
*OK* 1. The first set of plans that we received which seemed to indicate that you have an overhang on this building go up above one foot as we look at the front elevation plan and the floor plans which shows the first floor 24'8" and the foundation wall 23'8". The plans you brought in for us to look at shows no overhang on the end elevation however, the rear elevation seems to indicate that perhaps you plan an overhang on the rear as well as the front.

*OK* 2. As stated in our letter to you of our letter of Oct. 30, 1972 paragraph 4, we will need a framing plan of the fireplace.

*P.*  
*Left*  
*S. L.*  
*to you*  
*to be done* 3. The new set of plans shows no chimney in the center of this building as does the original and the new set also shows an outside chimney for a fireplace which only goes to the ridge of the building instead of 2' above the ridge as the original plan shows. We will need to have this clarified.

I would call your attention to the following Building Code requirements.

1. On the new plans you show a 6x12 girder on a 12' span in the garage area. This is acceptable as long as it is full size member of Douglas Fir. We will also accept a full size 6x10 or Douglas Fir member on the 8' span.

*OK* 2. Collar beams are required and shall be of adequate size and location to offset the thrust of the rafters. (Sec. 1503.2.6.2)

3. Anchor bolts will need to be located at each corner for the sills and not more than 6' from center to center between corners. (Sec. 1503.2.1). Your new plans show anchor bolts 8' c. c. Take note.



Lots 38 & Part Lot 39 Carter St.

Nov. 6, 1972

Earle M. Christensen  
98 Abby Lane

Dear Mr. Christensen:

Building permit to construct 46'8" x 24' dwelling with garage underneath as per plan submitted with the application is being issued subject to the following Code requirements.

1. The septic tank bed must be at least 100' x 3' x 3' for two bedrooms, additional bedrooms require 25'. If any question on this bed check with Ernold Goodwin, the Plumbing Inspector.

2. We are issuing this permit with the understand that the outside chimney for the fireplace is located on the left as you face the building from the street.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:m

03700002 2 11 89 JAH  
1551107  
000000  
13700001 2 11 89 JAH  
1551107  
000000



RESIDENTIAL ZONE RESIDENTIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, Oct. 24, 1972

NOV 2 1972
0138
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Carter St. Within Fire Limits? Dist. No.
Owner's name and address Earl M. Christensen, 98 Aoby Lane Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone
Architect Specifications Plan. yes No. of sheets 4
Proposed use of building dwelling No. families
Last use No. families
Material frame No. stories 1 Heat f.h.w. Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 18,000. Fee \$ 54.

General Description of New Work

To construct 46'8" x 24'8" dwelling with garage underneath as per plan
Garage Wall to be covered with metal lath and plaster or other fireproof material.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? no If not, what is proposed for sewage? Septic tank
Has septic tank notice been sent? Form notice sent? 16'4"
Height average grade to top of plate 12'4 Height average grade to highest point of roof
Size, front 46'8" depth 24' No. stories 1 solid or filled land? solid earth or rock?
Material of foundation concrete Thickness, top 10" bottom cellar yes
Kind of roof pitch Rise per foot 5" Roof covering asphalt shingles
No. of chimneys 2 Material of chimneys block & br tile Kind of heat f.h.w. fuel oil
Framing Lumber-Kind spruce Dressed or full size? dr. Corner posts 4x6 Sills 2x6
Size Girder 6x10 laminated Columns under girders lally Size 3" Max. on centers 8'
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x8, 2nd, 3rd, roof 2x8
On centers: 1st floor 16", 2nd, 3rd, roof 16 o.c.
Maximum span: 1st floor 12', 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Earl M. Christensen

APPROVED:
11/6/72 - Allen W. Allen

PERMIT ISSUED WITH LETTER

INSPECTION COPY

Signature of owner

Earl M. Christensen

NOTES

Permit No. 72/1369  
 Location Lot 4 Gale St  
 Owner Earl M. Chasterson  
 Date of permit 11/9/72  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 rt. of Occupancy issued \_\_\_\_\_  
 Staking Out Notice \_\_\_\_\_  
 Form Check Notice \_\_\_\_\_

WARD

11/16/72 GALE PERMISSION  
TO PLAN FUNDATIONAL  
M.G.W.

1/16/73 HOUSE FRAMED  
W/IT BECHY FCIL  
CLOSING IN M.G.W.

2/16/73 MADE INSPI. ON  
FRAMING (LALLY COLUMN)  
HAS NOT BEEN PROVIDED IN GARAGE AREA UNDER 6Y19  
WORLD GIVEN AS PER PLAN IN ELECTRICAL BA.  
ALL LALLY INSPI. HAS BEEN MADE M.G.W.

6-13-73 LALLY COLUMN  
NOT IN HOUSE LOCKED

7/5/73 ~~PER~~ COMPLETE  
READY FOR OCCUPANCY  
PER WIT REG